

**FOR LEASE**

2150 River Plaza Drive | Sacramento, CA

# GATEWAY OAKS

# I

  
**VIDEO  
TOUR**

**THE VERSATILE OFFICE EXPERIENCE PROMOTING CULTURE, COLLABORATION AND WELLNESS**

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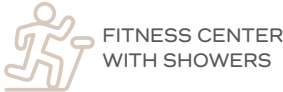
# BUILDING PARK VISUAL OVERVIEW



# PROPERTY AMENITIES



ON-SITE PROPERTY MANAGEMENT & ENGINEER



FITNESS CENTER WITH SHOWERS



CONFERENCE FACILITIES IN GATEWAY I & IV



TENANT LOUNGE IN GATEWAY I & IV



BIKE RACKS



EV CHARGING STATIONS

## IN ADDITION TO THE PROPERTY AMENITIES, BELOW ARE THE SERVICES AND EXPERIENCES OFFERED TO TENANTS:

- PLENTIFUL FREE PARKING
- WIFI THROUGHOUT ALL COMMON AREAS & COLLABORATION SPACES
- HOTEL ROOM & BANQUET HALL DISCOUNTS AT THE COURTYARD BY MARRIOTT
- LUSH LANDSCAPE GROUNDS WITH TRANQUIL WATER FOUNTAINS
- NEW LOBBY & COMMON AREA IMPROVEMENTS
- FULLY FURNISHED SUITES AVAILABLE
- ON-SITE CAFÉ IN GATEWAY I
- NEW SECURITY SYSTEMS
- MERV-13 HVAC SYSTEMS

**GATEWAY I AMENITIES TOUR**

**NEW CONCIERGE SERVICES!**  
NOW AVAILABLE ON DEMAND FOR TENANT BUSINESS SERVICES, FAMILY ENTERTAINMENT & TRAVEL ARRANGEMENTS

[\\*CLICK HERE FOR MORE INFORMATION](#)



# BUILDING PHOTOS



# LOCATION OVERVIEW - NEARBY AMENITIES



- 1** GATEWAY OAKS DR. / W. EL CAMINO
- 2** TRUXEL / W. EL CAMINO
- 3** RIVER BANK MARINA
- OFFICE PARK CAFÉS**

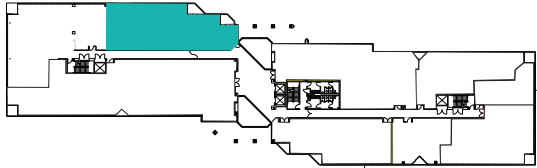
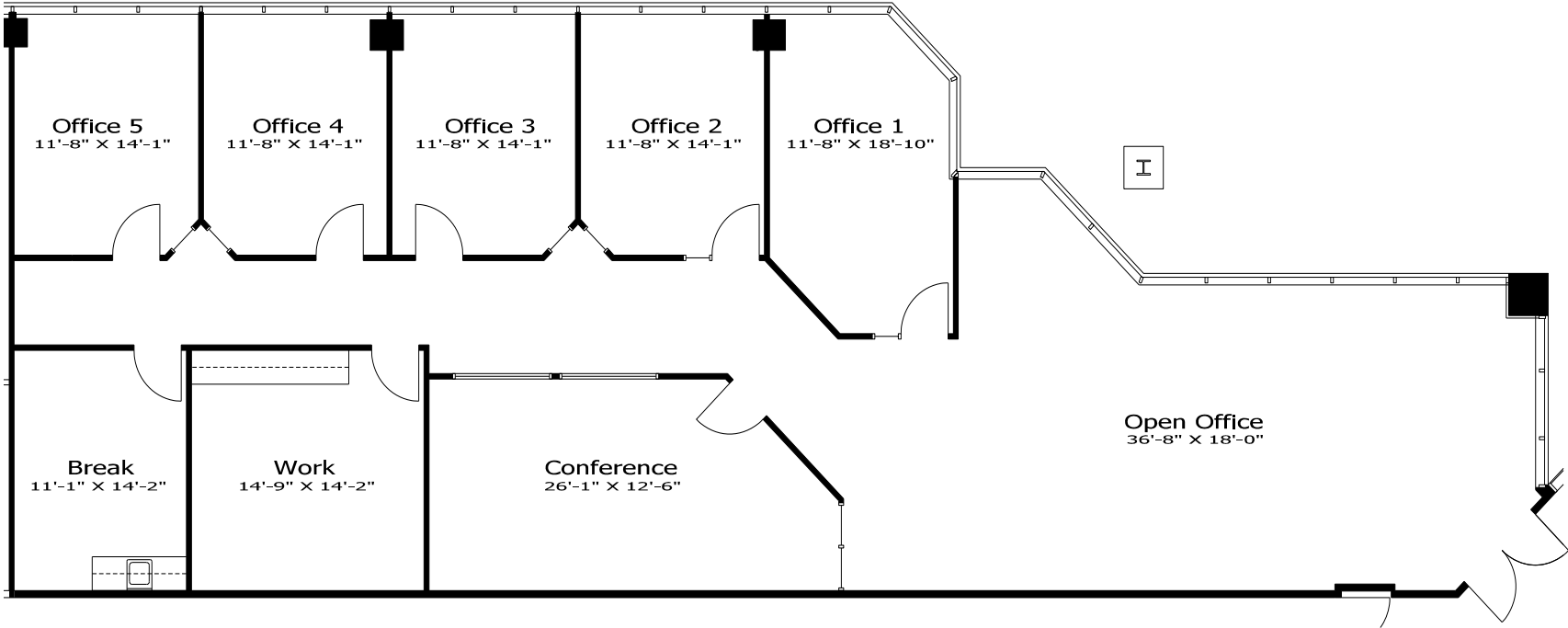
<ul style="list-style-type: none"> <li>Jack in the Box</li> <li>Golden 1 Credit Union</li> <li>Sushi King</li> <li>New York Pizza Plus</li> <li>Subway</li> <li>Happy Chinese</li> </ul>	<ul style="list-style-type: none"> <li>Shell</li> <li>Carl's Jr.</li> <li>Starbucks</li> <li>Togo's</li> <li>Baskin Robins</li> <li>Jamba Juice</li> </ul>	<ul style="list-style-type: none"> <li>Good Friends Chinese</li> <li>Ruchi Indian Cuisine</li> <li>The Sandwich Spot</li> </ul>	<ul style="list-style-type: none"> <li>Taco Bell</li> <li>Main Street Bagel Café</li> <li>Starbucks</li> <li>Bel Air</li> <li>Anthony's Italian Cuisine</li> <li>Azucar Sushi</li> <li>Dominos Pizza</li> </ul>	<ul style="list-style-type: none"> <li>Donuts Plus</li> <li>Subway</li> <li>Pizza Guys</li> <li>La Bou</li> <li>Mezcal Taqueria</li> <li>Cheers Sports Bar</li> <li>Lotus Fusion Sushi &amp; Chinese</li> </ul>	<ul style="list-style-type: none"> <li>Country Waffles</li> <li>Little Caesars Pizza</li> <li>CVS Pharmacy</li> <li>Chang's Chinese</li> <li>Mr. Carnitas</li> </ul>	<ul style="list-style-type: none"> <li>Chevy's</li> <li>Pearl</li> <li>Crawdada's</li> </ul>	<ul style="list-style-type: none"> <li><b>4</b> Metro Café</li> <li><b>5</b> City Café</li> <li><b>6</b> Natomas Café</li> <li><b>7</b> Marriott Café</li> <li><b>8</b> Venture Café</li> </ul>
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# 3,188 RSF | SUITE 150

2150 River Plaza Drive



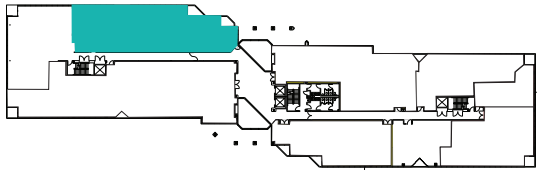
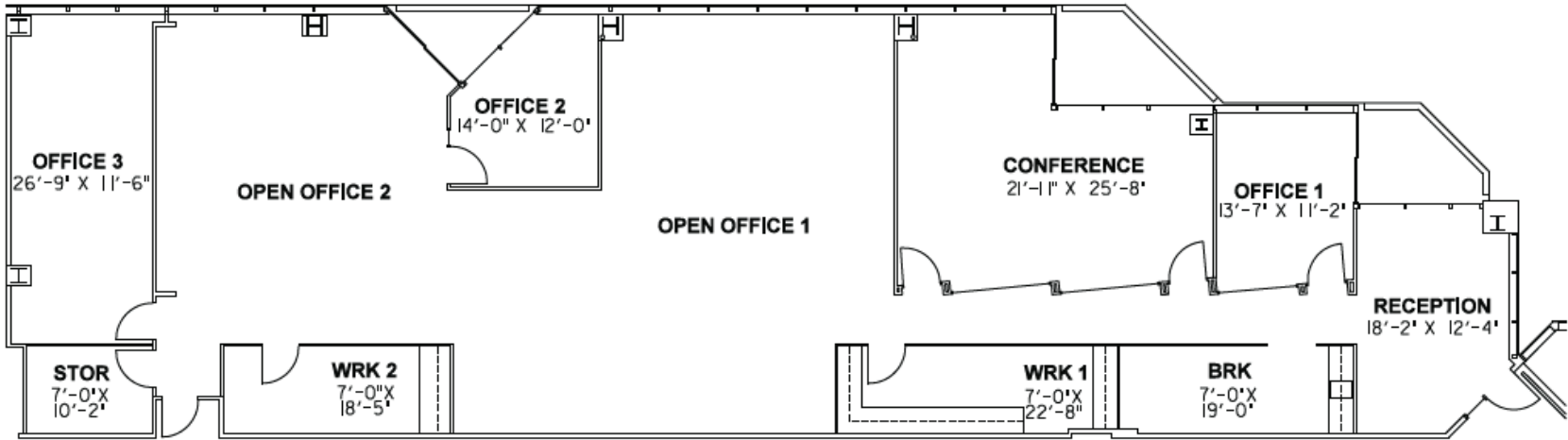
\*Available within 60 days



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

# 4,284 RSF | SUITE 245

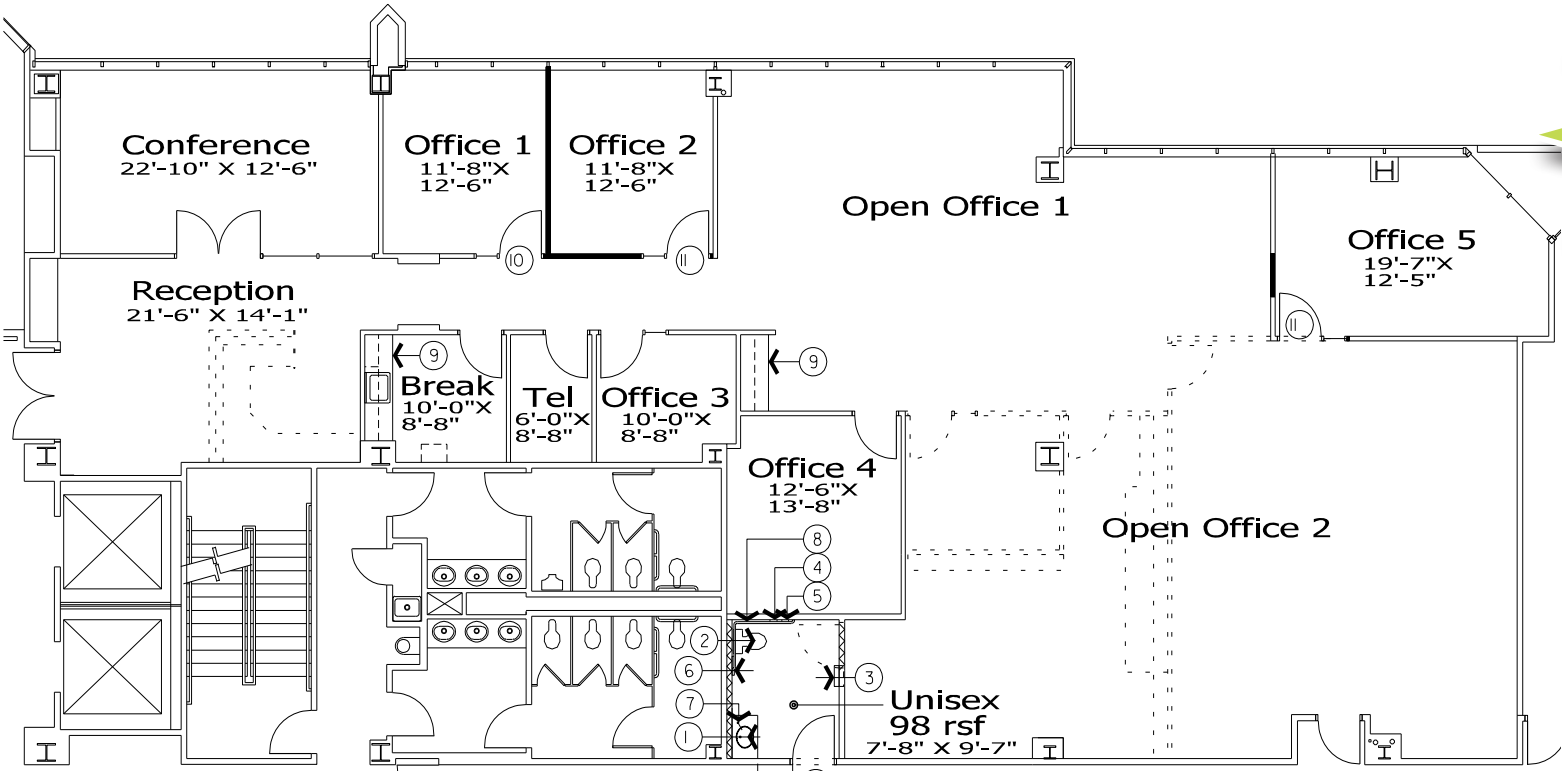
2150 River Plaza Drive



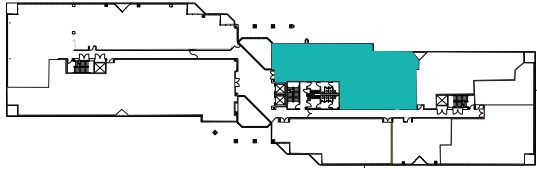
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

# 4,488 RSF | SUITE 255

2150 River Plaza Drive



**\$1.99/SF FOR 1ST YEAR OF TERM**  
*\*Minimum 3-year lease*  
*\*As-is deals only*  
*\*Promo expires 6/30/2024*



## HYPOTHETICAL PLAN

NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

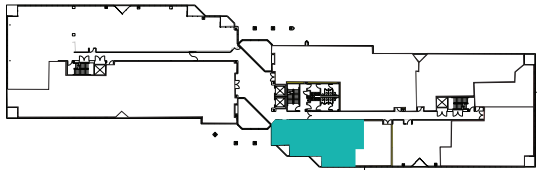
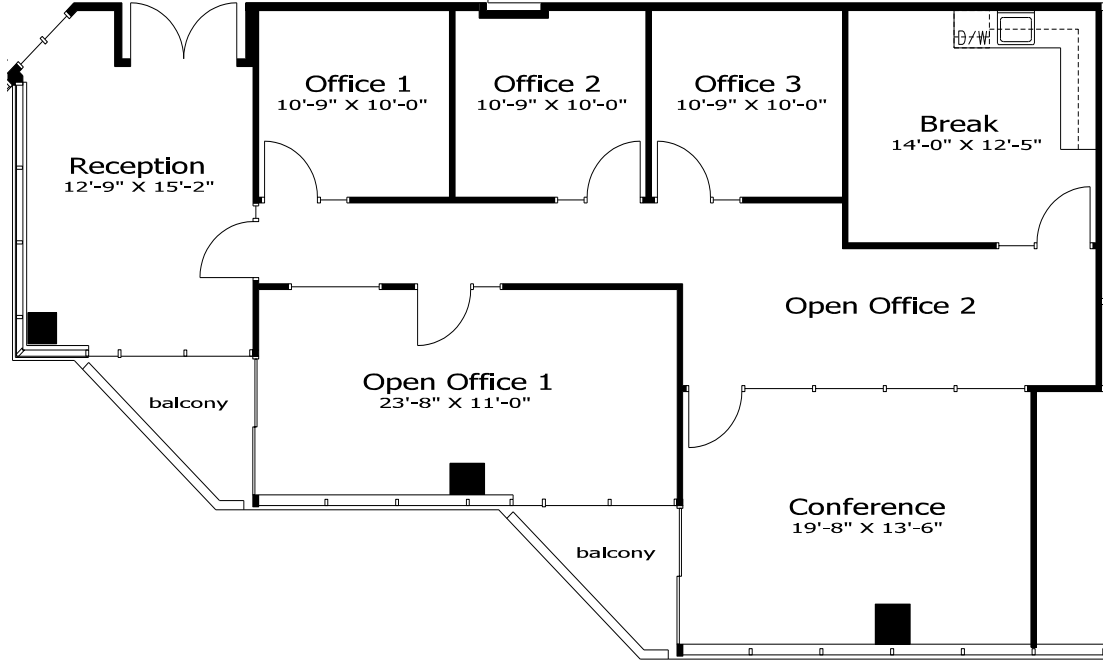


# 1,878 RSF | SUITE 260

2150 River Plaza Drive

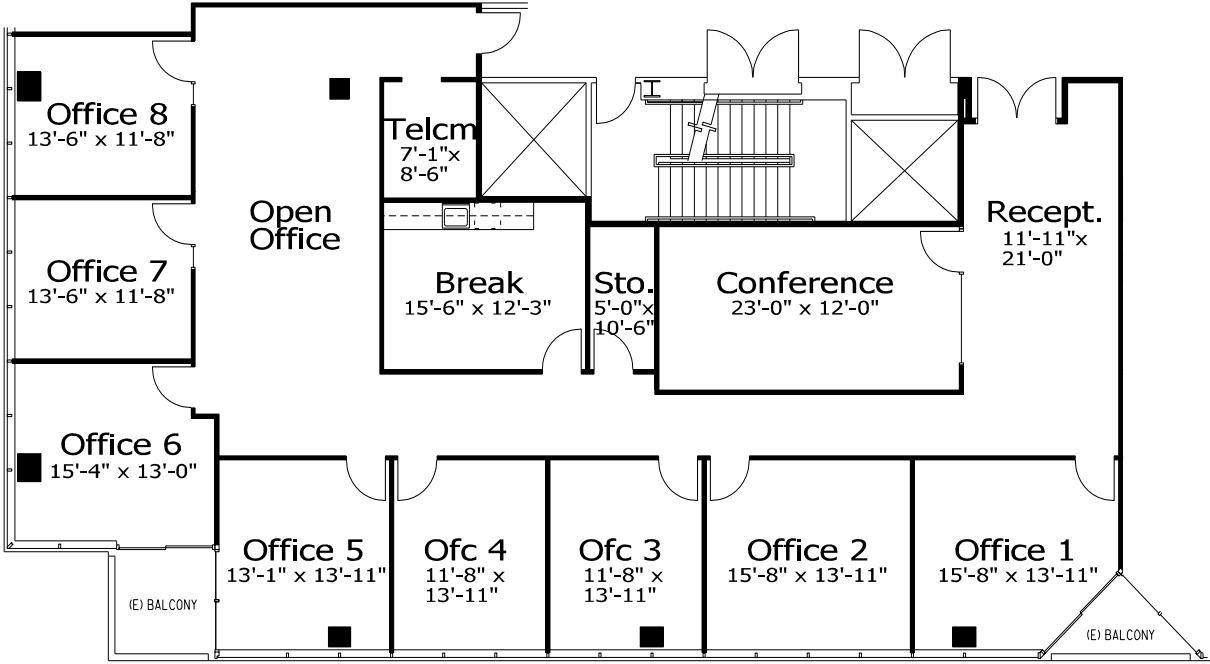


\*Available 2/1/2024



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

3,820 RSF | SUITE 430  
2150 River Plaza Drive



# HYPOTHETICAL PLAN

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# GATEWAY OAKS

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## EXCLUSIVE LISTING AGENTS:

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